141.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,800 / 693,800
					USE VALUE:	693,800 / 693,800
					ASSESSED:	693,800 / 693,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RILEY SEAN & KATELYN
Owner 2:	
Owner 3:	
Street 1:	72 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTIN EDWARD J & MARY LOUI -
Owner 2:	-
Street 1:	72 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,322 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2218 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4322.000	309,000		384,800	693,800
Total Card	0.099	309,000		384,800	693,800
Total Parcel	0.099	309,000		384,800	693,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.86 | /Parcel: 312.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90421
GIS Ref
GIS Ref
Insp Date 05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,000	0	4,322.	384,800	693,800	693,800	Year End Roll	12/18/2019
2019	101	FV	247,800	0	4,322.	384,800	632,600	632,600	Year End Roll	1/3/2019
2018	101	FV	239,900	0	4,322.	340,800	580,700	580,700	Year End Roll	12/20/2017
2017	101	FV	239,900	0	4,322.	285,800	525,700	525,700	Year End Roll	1/3/2017
2016	101	FV	239,900	0	4,322.	285,800	525,700	525,700	Year End	1/4/2016
2015	101	FV	226,500	0	4,322.	247,300	473,800	473,800	Year End Roll	12/11/2014
2014	101	FV	226,500	0	4,322.	239,100	465,600	465,600	Year End Roll	12/16/2013
2013	101	FV	226,500	0	4,322.	227,600	454,100	454,100		12/13/2012

!10869!

PRINT

Date	Time
12/11/20	01:06:52

LAST REV

Date	Time
10/29/20	09:56:09
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10869

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN EDWARD J	1463-140		11/28/2014		525,000	No	No		
	888-148		5/1/1977		34,500	No	No		Y

USER DEFINED

Prior Id # 1:	90421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	898	Redo Bat	6,250	C				
8/30/2018	1248	New Wind	29,700	C				
7/11/2018	939	Insulate	3,671	C				
6/23/2017	738	Redo Bat	8,350	C				
9/24/2015	1416	Renovate	14,450		9/24/2015			Remodel front porc

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
10/29/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4322		Sq. Ft.	Site		0	70.	1.27	8									384,761						384,800	

Total AC/HA: 0.09922 | Total SF/SM: 4322 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,761 | Spl Credit | Total: 384,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30104160
Const Adj.:	0.98892087
Adj $ / SQ:	167.262
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419806
Depreciation:	110829
Depreciated Total:	308977

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:		HB	1

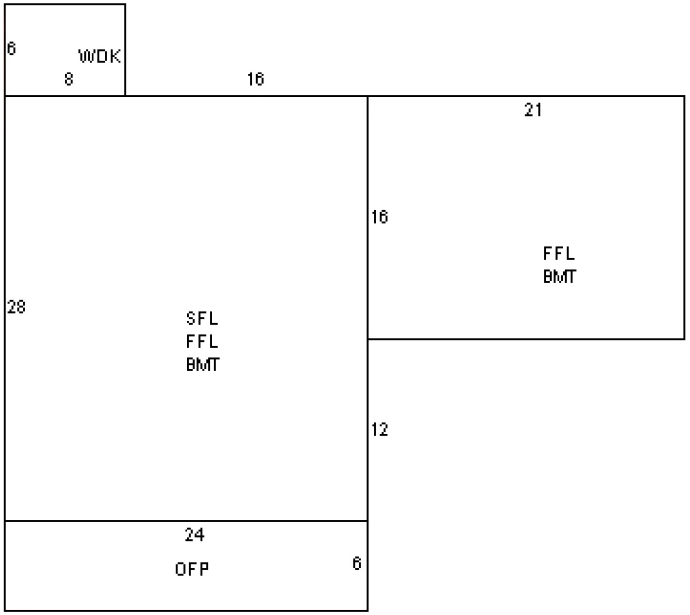
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	69.750	70,306
FFL	First Floor	1,008	167.260	168,600
SFL	Second Floor	605	167.260	101,160
OFP	Open Porch	144	27.650	3,981
WDK	Deck	48	15.820	759

Net Sketched Area:	2,813			Total:	344,806
Size Ad	1612.7999	Gross Are	2880	FinArea	2218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.26
Special Features:	0	Val/Su Net:	109.85
Final Total:	309000	Val/Su SzAd	191.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	